

VILLAGE OF KENOSEE LAKE
BYLAW NO. 1-2011
A Bylaw Respecting Buildings

BUILDING PERMIT APPLICATION

DATE: _____

APPLICANT: _____

CIVIC ADDRESS: _____

LOT _____, BLOCK _____, PLAN _____

MAILING ADDRESS: _____

PHONE NUMBER: _____

CONTRACTOR: _____

PHONE NUMBER: _____

PROPOSED DEVELOPMENT: _____

(attach Site Plan and Supporting Documents)

APPLICANT'S SIGNATURE: _____

BUILDING PERMIT APPROVED: _____

Date

APPROVED BY RESOLUTION NO. _____

SUBJECT TO THE FOLLOWING CONDITIONS: _____

BUILDING PERMIT REFUSED: _____

Date

REASON: _____

VILLAGE OF KENOSEE LAKE
BYLAW NO. 1-2011
A Bylaw Respecting Buildings

BUILDING PERMIT NUMBER: _____

CIVIC ADDRESS: _____

LOT _____, BLOCK _____, PLAN _____

OWNER: _____ PH: _____

CONTRACTOR: _____ PH: _____

INTENDED USE: _____

ESTIMATED VALUE: _____ FEE: _____

_____ I have submitted a site plan indicating the location of all property lines, all existing and proposed buildings, the distances between all property lines and the closest wall of the nearest building, the location of all existing and proposed roads and a north arrow to establish orientation of the site plan.

_____ I hereby agree to comply with the Building Bylaw of the municipality and acknowledge that it is my responsibility to ensure compliance with the municipal zoning bylaw, provincial legislation, and the National Building Code of Canada regardless of any review of drawings or inspections that may or may not be carried out by an inspector.

_____ It is expressly understood that the municipality requires building inspections to be called for at various stages of construction, as outlined in the building bylaw, and that it is my responsibility to contact the municipal building inspector to ensure that building inspections are carried out at the required intervals. Failure to notify the municipal building inspector at the required intervals of construction may result in additional fees, the issuance of a stop work order, and/or other action outlined in the municipal building bylaw.

_____ I understand that this permit expires six months from the date of issue if work is not commenced within that period, or two years from the date on which the permit was issued,; and any deviation, omission or revision to the approved application requires approval of Council, or its authorized representative.

_____ I understand that additional inspection fees may be charged for extra inspections, non-scheduled inspections and re-inspections.

Date

Owner (print)

Owner Signature

Approval Date

Authorized Representative

Signature

Residential – Permit Information Form

Municipal Office Use Only

Municipality: _____	PBI Permit #: <u>19-0</u>
Development Approved: <input type="checkbox"/> No <input type="checkbox"/> Yes (Proposed construction meets all zoning bylaws and/or is approved in principle.)	
Geotech Report Required: <input type="checkbox"/> No <input type="checkbox"/> Yes (If required by zoning bylaws or engineer recommendation.)	
Permit Application Date: _____	Permit Expiry Date: _____
Date Sent to PBI: _____	Administrator Name: _____
Method Sent (mail, fax, e-mail): _____	Signature: _____

Information Below Can Be Completed By The Applicant

Contact Information:

Registered Owner:	_____	Home:	(306) _____
Mailing Address:	_____	Bus:	(306) _____
E-mail:	_____	Cell:	(306) _____
Contractor:	_____	Bus:	(306) _____
Contact Person:	_____	Fax:	(306) _____
E-mail:	_____	Cell:	(306) _____
<input type="checkbox"/> Same as Registered Owner			
Applicant's Name:	_____	Ph:	(306) _____
<input type="checkbox"/> Same as Registered Owner	<input type="checkbox"/> Same as Contractor		

Jobsite Location:

Civic Address: _____

Legal Land Description: Lots(s) _____ Block _____ Plan No. _____
_____ ¼, Section _____ Township _____ Range _____ W 2

Subdivision: _____

Landmark or Reference: _____

(Note directions that will assist the Building Official in finding the jobsite)

Project Details:

Single Family Dwelling (Select one permit type that best describes the dwelling):

☐ New Home ☐ Duplex Unit ☐ Cottage ☐ RTM ☐ Post-Move ☐ Mobile (Manufactured) Home

Select on line below ALL that pertain to this permit and are included with the plans submitted to PBI for review:

☐ Basement Development ☐ Deck ☐ Attached Garage (Insulated) ☐ Attached Garage (Not Insulated)

Residential Building Project (Separate permit is required for each project type):

☐ Addition ☐ Renovation ☐ Deck ☐ Basement Development ☐ Secondary Suite
☐ Sunroom ☐ New Foundation ☐ Retaining Wall ☐ Roof Extension
☐ Attached Garage ☐ Detached Garage ☐ Accessory Building ☐ Pole Building ☐ Boat House

Insulated: ☐ Yes ☐ No **Comments:**

Dimensions: Length: ft. x Width: ft. x Height: ft. | **Size:** ft²

Finished Areas: Main: ft² | 2nd Storey: ft² | Bsmt: ft²

Start Date: _____ **Estimated Completion Date:** _____

Residential - Plan Review Checklist

Municipality: _____ Permit #: _____
Jobsite Address: _____ Project Type: _____
Owner's Name: _____ Cell Ph: _____

Residential Project Type

REQUIRED for a Plan Review (A shaded box means <u>not</u> required.)	New Dwelling / Housing Unit	RTM / Modular / Post-Move	Mobile (Manufactured) Home	Addition / Living Space / Sec. Suite	Renovation (structural or egress)	Basement Development	Deck (not covered or enclosed)	* Attached Garage (unheated)	* Det Garage / Acc. Bldg. (unheated)	* Pole Building (unheated)	Retaining Wall (if collapse affects a structure)	Foundation Replacement	Solar Panels (PV or Hot Water)
Provide designs and required documents in PDF format as indicated by the unshaded boxes for the project. A plan review must be completed by PBI <u>before</u> a building permit is issued.													
E-mail plans and documents in PDF format to the municipal office.													
<i>Requirements may vary for some projects. Please consult with PBI.</i>													
Site Plan (eg. lot size & shape; indicate North; project size on lot, distance to all property lines, indicate what borders each property line, label streets, etc.)													
Building Plans (eg. floor plans, exterior elevations, cross sections, structural details, window & door types, sizes & locations, stair configurations, material lists, specs, etc.)													
Energy Code Forms (applicable to compliance option, code edition & climate zone)													
Building Designs stamped by an engineer (project specific for <u>intended use</u> *)													
Foundation Designs stamped by a structural engineer (site specific)													
Geotechnical Report (if required by zoning bylaws or engineer recommendation)													
Manufacturer's Blocking Chart and anchorage details													
PBI Specifications sheet (<i>plus all information requested in the sheet(s)</i>)													
Information Below is Required BEFORE THE FRAMING INSPECTION													
Engineer-stamped roof truss designs & layouts (NBC compliant)													
Engineer-stamped floor truss and/or LVL designs & layouts													
Fireplace or Wood Stove Manufacturer Specifications													
Residential Mechanical Ventilation Design Summary													

* Storage only - no living space & unheated

* **Pole Building** (Please detail intended use. Note if vehicles will be repaired in the building, if building is for personal or business use, if heated, etc.)

E-MAIL CONSENT FORM

Consent to the e-mail delivery of PBI reports and related documents pertaining to this building permit is given to the following individuals involved in the construction project (note that owners should always include themselves on this form):

Title (Eg. Owner, Contractor)	Individual's Name	E-mail Address
Owner		

- Please note that failure to receive an e-mailed report or related document does not release the property owner(s) from their responsibility to comply in all regards with the building standards (Saskatchewan Uniform Building and Accessibility Standards Act, municipal building bylaws, and National Building Code of Canada).
- I declare that I am the **owner of this property** and I will notify PBI of any e-mail changes, if applicable.

Name: _____ Signature: _____ Date: _____

Is a Building Permit Required?

Building permits are usually required for:

- new building construction
- garages and carports
- decks
- RTM, modular or mobile homes
- renovation or alteration affecting structural or life safety (e.g. egress windows for bedrooms)
- addition to an existing building
- basement development in a dwelling
- secondary suites
- accessory buildings greater than 10 m²
- fireplaces, wood stoves and heaters
- retaining walls for structures
- foundation replacement
- change of use or occupancy
- temporary buildings or structures
- relocation of an existing building
- work to remedy an unsafe condition or fire official's order
- demolition of an existing building
- swimming pools and hot tubs (in locations that have applicable bylaws)

Building permits are not usually required for:

- fences
- driveways, sidewalks and parking lots
- replacement of materials (e.g. roofing, siding) or cosmetic upgrades (e.g. painting, flooring) not affecting structural or life safety
- accessory buildings (garden sheds, tool sheds) not greater than 10 m² in area (limit of one per property)
- swimming pools and hot tubs less than 600 mm in depth

When in doubt, ask a Building Official.

*** Please check your local building bylaws for permit requirements in your area.

To book an inspection,
call PBI at
(306) 536-1799
or toll free at
1-855-487-1799

It is the **owner's responsibility** to ensure that all required inspections are called for (refer to the plan review report).

Professional Building Inspections, Inc. (PBI) has been providing building code inspection and enforcement services in southern Saskatchewan since 1992.

All of PBI's Building Officials are licensed (Class 1 to Class 3) by Saskatchewan Building Standards and Licensing Branch.

For more details about PBI's services and the building inspection process, please visit www.pro-inspections.ca



5 Gregory Avenue East – Unit 5
Box 517 Stn. Main
White City, SK S4L 5B1

Phone: 306-536-1799
Fax: 306-781-2112

Email: office@pro-inspections.ca

Visit our website at:

www.pro-inspections.ca



Residential Building Projects

Most new residential building projects require a building permit. Permit approval is based upon conditions stated in a plan review completed by a Licensed Building Official. If approved, on-site inspections are required at various stages of construction, as listed on the plan review and subsequent inspection reports. For a general summary of these inspections, please see the inside of this brochure.



According to *The Uniform Building and Accessibility Standards Act (UBAS Act)*, Section 7(1) states:

Subject to subsections (2) and (3), the owner of each building in Saskatchewan shall ensure that the building is designed, constructed, erected, placed, altered, repaired, renovated, demolished, relocated, removed, used or occupied in accordance with the building standards.

Owners **must** comply with municipal bylaws, Saskatchewan UBAS Act, and the National Building Code of Canada.

Required On-Site Inspections for Residential Building Projects

Owners/Builders: Please call PBI at (306) 536-1799, or contact your Building Official directly, **at least 48 hours prior to the required inspections listed below.** Failure to do so may result in project delays, additional fees, issuance of affidavits or orders, and/or the removal of materials. All required on-site inspections are listed on the plan review. Unique projects may differ from below.

Plan Review: All projects require a Plan Review (PR) by a Licensed Building Official **prior to building permit approval.** (Please allow 2 weeks.)

Foundation: Call 48 hours **prior to pouring the concrete foundation** (once the footings, weeping tile, if required, and forms with rebar are in place). For PWF foundations, please call **prior to backfilling.**

Anchoring: Inspection is required for the anchoring of the building to the foundation (or to the ground for mobile homes). Please call 48 hours **prior to skirting** the mobile home or **prior to insulating** the RTM basement perimeter walls (or insulating attached garage).

Framing: Call 48 hours **prior to insulating** (once the framing is complete and the plumbing, heating and/or electrical wiring is roughed in). For a duplex or multi-unit residential, also call **prior to closing in the party wall** (call *during* construction of the party wall).

Ins & VB Call 48 hours **prior to covering the insulation and vapour barrier** with gypsum board or other material. Insulation, air barrier and vapour barrier must meet NBC Sections 9.25. and 9.36. standards for condensation control and energy efficiency.

Occupancy: Call 48 hours **prior to occupancy** (before moving in, sleeping overnight, or occupying the living space). If all interior and/or exterior work is not yet completed, a **Final** inspection will be required. (Final inspection may incur an additional cost.)

Final: Call **when construction is complete** (all interior and/or exterior work). Project must pass the Final inspection to close the permit.

Residential Building Project Type	Foundation	Anchoring	Framing	Ins & VB	Occupancy	Final
Residential Dwelling Unit	Yes	-	Yes	Yes	Yes	If Required
RTM or Modular Home	Yes	Yes →	For attached garage and/or basement	Yes	Yes	If Required
Mobile (Manufactured) Home	Not Usually	Yes	-	-	Yes	If Required
Post-Move (house moved in from another location)	Yes	Yes →	For attached garage and/or basement	If Required - See PR	Yes	If Required
Addition	Yes	-	Yes	Yes	Yes	If Required
Secondary Suite	If Required - See PR	-	Yes	Yes	Yes	If Required
Accessory Building with Living Space	If Required - See PR	-	Yes	Yes	Yes	If Required
Attached Garage (insulated) (* storage only)	Yes	-	Yes	If Required - See PR	-	Yes
Attached Garage (not insulated) (* storage only)	Yes	-	-	-	-	Yes
Accessory Building (insulated) (* storage only)	If Required - See PR	-	Yes	If Required - See PR	-	Yes
Accessory Building (not insulated) (* storage only)	If Required - See PR	-	-	-	-	Yes
Renovation	-	-	Yes	If Required - See PR	-	Yes
Basement Development	-	-	Yes	If Required - See PR	-	Yes
Deck (not covered or enclosed)	If Required - See PR	-	If Required - See PR	-	-	Yes
Retaining Wall	Yes	-	-	-	-	Yes
Foundation Replacement	Yes	Yes →	For basement perimeter walls	Yes	-	Yes
Solar Panels (PV or Domestic Hot Water)	Yes	-	-	-	-	Yes

* Storage Only – No living space or permanent heat source.

If Required - See PR (Plan Review). If required, an extra inspection fee will apply.
Arrow (→) means Anchoring & Framing will be inspected at the same visit.

Revised January 1, 2019

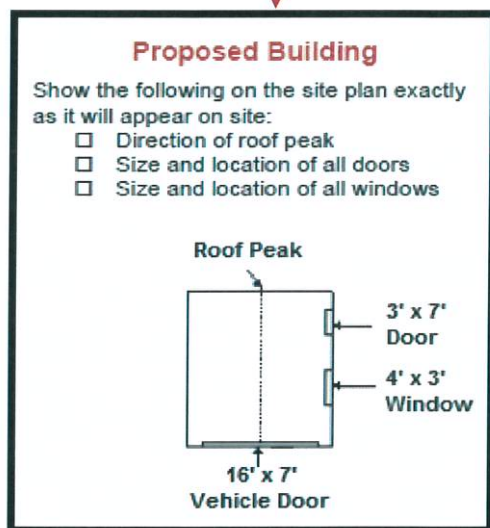
Detached Garage / Accessory Building / Boat House - PBI Specifications

* **NOTE:** Pole Building requires engineer-stamped designs for the building and its structural members (NBC A-9.23.1.1.)

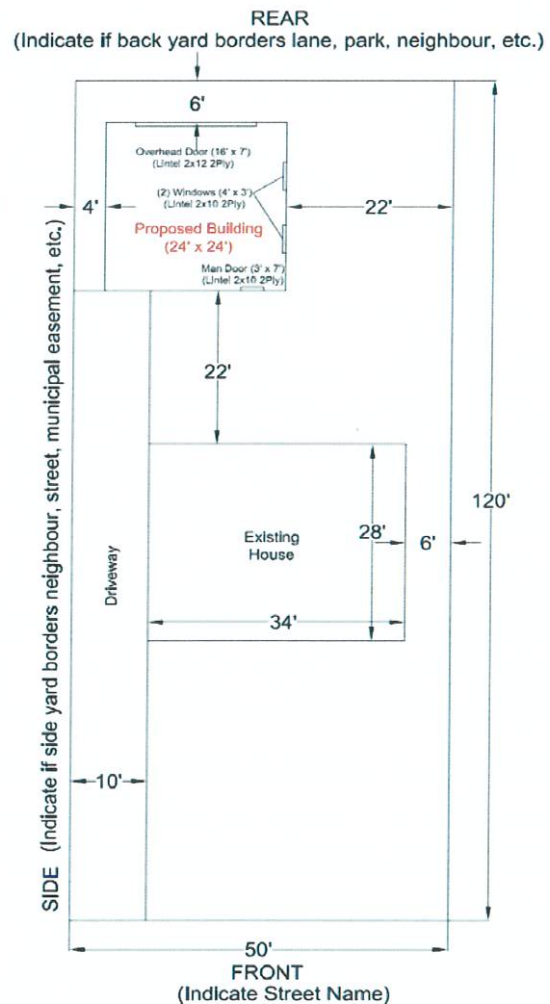
(1) Provide a SITE PLAN sketch on a separate sheet and note the following:

- ☐ Draw the **property (lot) shape** (rectangular, pie-shape, etc.)
- ☐ Indicate **North** direction.
- ☐ Note the **lot dimensions** (indicate ft or m): Front/Rear (width) / Side Yard (length)
- ☐ Indicate the **type of building** (e.g. detached garage, accessory building, boat house, etc.)
- ☐ Label the **street or road name** in the front yard (primary access).
- ☐ Note **what borders the property** on each side (lane, neighbour, street, park, lake, etc.)
- ☐ Draw the **existing house** on the lot (to scale.)
- ☐ Draw the **proposed building** on the lot (to scale). Show **stair detail**, if applicable.
- ☐ Note the building **dimensions** (indicate ft or m) - **Width** (rear facing) / **Length** (side facing)
- ☐ Note the **distance to the property lines** on all sides of the proposed building (indicate ft or m).
- ☐ Draw any **other buildings** on the same property (e.g. shed, etc.) and note their dimensions.
- ☐ Note the closest **distance** of the proposed building **to the house and other buildings** on the same property.
- ☐ Show the **location** of easements (state the width), retaining walls, lanes, driveways, etc.
- ☐ Show **direction of the roof peak** (using dotted line) for the proposed building **ON THE SITE PLAN**.
- ☐ Show **location and sizes of all doors and windows** for the proposed building **ON THE SITE PLAN**.

Site Plan Example



Dimensions (width x height)



*** Important:

- ☐ A plan review cannot be completed without a proper **Site Plan** submitted.
- ☐ If you have **Garage Package plans** from a supplier, please include a copy with your application.
- ☐ **Note the header/lintel size and no. of plies** for each door and window in the proposed building. This information can be recorded on the site plan.
- ☐ Contact PBI at (306) 536-1799 if you have any questions.

Owner Name: _____

Municipality: _____

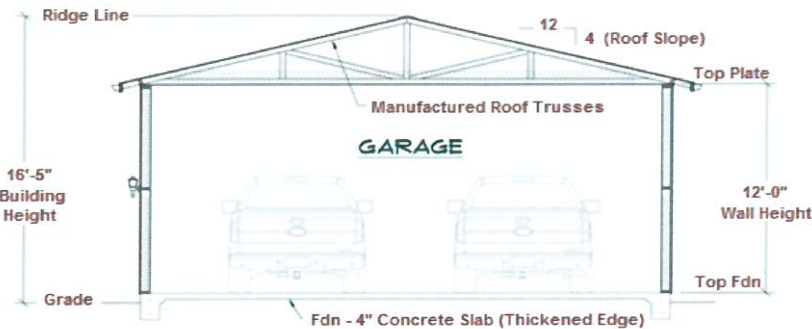
Owner: (Cell) _____ (H) _____

Jobsite Address: _____

(2) Complete ALL information below regarding the proposed building:

Building Dimensions (indicate feet or metres)

- ☐ Width (front/rear facing): _____
- ☐ Length (side lot facing): _____
- ☐ Height (grade to ridge/roof peak): _____
- ☐ Size (in ft²): _____



Engineered Roof Trusses by: (name of truss company)

- ☐ _____
- ☐ Rafters (supply design if not using roof trusses)

Foundation:

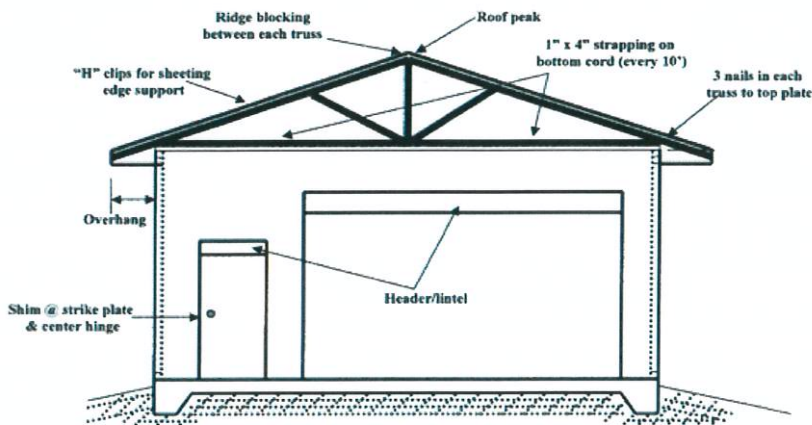
- ☐ Piles & Grade Beam (Engineer-stamped foundation designs are required)
- ☐ Concrete Slab Floor (Dimensions): _____ (W x L)
- Concrete Slab Thickness (Edge): _____ (inches)
- Concrete Slab Thickness (Interior): _____ (inches)

(NOTE: Thickened edge concrete slab is required if floor area is $\geq 55 \text{ m}^2$ (592 ft²).

Engineer-stamped foundation designs are required for bldgs > 1,200 ft² or 1 storey.

- ☐ Other Fdn Type: _____

Note: venting & attic hatch required if insulating



Number of Storeys:

- ☐ One ☐ Loft ☐ Two
- Access to 2nd level: ☐ Ladder ☐ Staircase
- Will there be a bathroom in the building?**
- ☐ No ☐ Yes (2 piece) ☐ Yes (3 piece)

Roof Truss or Rafter Spacing:

- ☐ 16" o.c. ☐ 24" o.c. ☐ _____

Roof Slope (Pitch): (e.g. 4/12) ☐ _____

Roof Sheathing Type & Thickness:

- ☐ OSB ☐ Plywood ☐ _____
- ☐ 3/8" ☐ 7/16" ☐ _____

Roofing Material / Shingles:

- ☐ Asphalt ☐ Metal ☐ _____

Roof Overhang Width:

- ☐ 12" ☐ 24" ☐ _____

Wall Height: (Tall wall Eng design if exceeds NBC Table 9.23.10.1)

Foundation to Top Plate (note ft or m): _____

Wall Stud Size & Spacing:

- ☐ 2" x 4" ☐ @ 16" o.c.
- ☐ 2" x 6" ☐ @ 24" o.c.
- ☐ _____ ☐ _____

Wall Sheathing Thickness & Cladding Type:

- ☐ 3/8" ☐ 7/16" ☐ _____
- ☐ Vinyl Siding ☐ Stucco ☐ _____

Wall Anchor Size & Spacing:

- ☐ 1/2" bolts @ ☐ 8' o.c. (maximum allowed)
- ☐ _____ ☐ _____ (if differs from above)

Overhead Doors: (Note size for each) (W" x H")

1 _____ 2 _____ 3 _____

Header Size:

- ☐ 2" x 10" ☐ 2 ply ☐ LVL (eng-stamped)
- ☐ 2" x 12" ☐ 3 ply ☐ _____

No. of Plies: (for Overhead Door(s))

Windows: (Note size for each) (W" x H")

1 _____ 2 _____ 3 _____

Note window header size and # of plies: _____

Will the building be insulated? (If yes, note type)

- ☐ No ☐ Yes ☐ _____
- ☐ Batt ☐ Foam Board ☐ Spray Foam

Heating Source? (If yes, note type) ☐ None

- ☐ Gas Furnace ☐ In-Floor Heat ☐ _____

Will there be sleeping rooms in the building?

- ☐ No ☐ Yes (note number of occupants) _____